



**FILE:** PA00-0026

**DATE:** May 17, 2000

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA 00-0026 – Site Plan for Nextel Communications to allow the installation of wireless communication facility consisting of 12 panel antennas attached to the existing water tanks and a 10 foot by 20 foot equipment shelter located at 25031 Panorama, Coto de Caza.

**APPLICANT:** Nextel Communications

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**I. NATURE OF PROJECT:**

Administrative Site Plan approval to permit installation of a communications facility for Nextel Communications at 25031 Panorama in Coto de Caza (the woods reservoir site). Proposed implementation will include mounting antennas directly onto two existing water tanks and the installation of appurtenant equipment at ground level. The project site is designated as an Open Space Reserve with an underlying base district of High Density Residential within the Coto de Caza Specific Plan. Access to the site is via Panorama Road. The proposed use is permitted with an approved Site Development Permit.

The site is currently developed with two water tanks and infrastructure owned by the Santa Margarita Water District. In addition, there is currently four other telecommunications companies facilities existing at this water district facility. The communication facility proposed under this application will consist of twelve (12) directional panel antennas mounted in three sectors consisting of four antennas each sector. One sector is located at the northeast corner of the northern tank, and the other two sectors are located on the southern tank at the northwest and southeast sections of that tank. Each panel antenna will measure approximately 48 inches high by 12 inches wide and will be mounted so as not to extend above the outer edge of the tank (approximately 33 feet 4 inches high).

Apart from the antennas, the Nextel Communications facility will consist of one self-contained, pre-fabricated, unoccupied equipment shelter to house the radio equipment and to be placed within a 450 square foot leased ground space adjacent to the northern tank. The shelter will measure approximately 20 feet wide, 10 feet deep and 10 feet 6 inches tall. A new retaining wall will be constructed to embed the shelter into an existing earthen berm located northeasterly of the tanks. The retaining wall will match other existing retaining walls immediately adjacent to the ground lease site. An existing chain link fence will be repositioned to accommodate the proposed shelter installation as noted on the site plan. The shelter will contain the electronic equipment necessary to operate the site. The proposed facility will be unmanned, requiring only periodic maintenance. This site includes a 12-foot wide access easement to follow the Santa Margarita Water District easement from the public right-of-way to the lease area.

The installation is proposed to be sited on the property so as to facilitate the most efficient coverage with the least disturbance to the surrounding public viewshed. As with the previously approved antennas (AT&T Wireless-PA96-0151, Cox/Sprint PCS-PA96-0140, Pacific Bell Mobile Services-PA97-0138 and Airtouch Cellular-PA99-0147), the Nextel Communications antennas and mounting hardware will be painted to match the underlying tank. These measures, in addition to the earthen berm on the northwestern edge of the site and the existing vegetation and landscaping, minimize any visual impact of the Nextel Communications facility.

The project was distributed to the Coto de Caza Board of Review, who approved (5-0) the applicant's plans to install wireless telephone facilities and support equipment during the regular meeting held on May 10, 2000 (see attached letter dated May 12, 2000).

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Coto de Caza Specific Plan, Amendment 3 and Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures".

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project has been reviewed by Environmental and Project Planning staff and it has been determined that the project is Categorically Exempt (Class 1) from CEQA, per Section 15301 of the CEQA Guidelines.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_  
C. M. Shoemaker, Chief  
CPSD/Site Planning Section

CB FOLDER: PA00-0026.adm

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

Coto de Caza Board of Review approval letter